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11/81Form Approved
OMB No. 42-R1765UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Washington, D.C. 20240HISTORIC PRESERVATION CERTIFICATION
APPLICATION-PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Market News

Address of property: 1235 Hollins Street

City Baltimore County Baltimore State Maryland Zip Code 21223

Name of historic district in which property is located: Union Square

Check here if request is for:

- ☒ certification (structure contributes to significance of the district)
☐ decertification (structure does not contribute to the significance of the district)
☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance: (see attached).

3. Statement of Significance: (see attached).

4. Name and Mailing Address of Owner:

Name Market News LTD Partnership

Street 13 S. Carrollton Avenue

City Baltimore State Maryland Zip Code 21223

Telephone number (during day): Area Code (301)-539-2553

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature _____ Date _____
Social Security Number or Taxpayer Identification Number: _____ Applied For. _____

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☒ contributes _____ does not contribute to the character of the district.

The structure _____ appears _____ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and _____ will likely _____ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which _____ appears _____ does not appear to meet National Register Criteria for evaluation (36 CFR 60.6) and _____ will likely _____ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and _____ appears _____ does not appear to contribute to the character of said district or _____ will likely _____ will not be recommended for certification as substantially meeting National Register criteria.

Signature *J. M. Little*
State Historic Preservation Officer

Date 3-2-84

B-4029

HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 1
Description of Physical Appearance

Address of Property: 1235 Hollins Street

Name and Mailing Address of Owner

Name: Market Mews LTD Partnership

Street: 13 S. Carrollton Avenue

City: Baltimore

State: Maryland

Zip Code: 21223

Telephone number (during day): Area Code (301)-539-2553

1235 Hollins Street, located in the Union Square Historic District, is a rowhouse sharing the typical style, proportions, scale, and materials of the district in general.

One of the most remarkable aspects of the Union Square neighborhood remains the lines of rowhouses still visible on every street. The east/west streets contain mostly Italianate rowhouses built by developers for middle class families just before and after the Civil War. A system of ground rents--where the developer made money by selling the house but leasing the land--brought lower selling prices and made single

family homes affordable for much of Baltimore's population. The Baltimore adaptation of the Italianate style featured tall, three-story houses each with a flat projecting cornice, elaborately framed doorway, tall narrow windows, and white marble steps. The development of the scroll saw meant that the brick houses could have front facades with decorated wooden doorways and cornices adorned with modillions, dentils, brackets, and other scroll work. Metal cornices followed the styles set by their wooden predecessors. Simple interiors, just one room wide, had front parlors, some followed by curving staircases to the upper floors, a dining room, and a kitchen. Wider houses included a first floor entrance hall along side the parlor. In this busy commercial neighborhood some of the houses were built, or modified, to accommodate first floor shops above the raised basements. Developed for their economy and practicality, these Italianate rowhouses have beauty, grace, and dynamism when seen in a group, lining both sides of the street.

1235 Hollins Street is a three story, two bay, Italianate rowhouse. The facade is currently covered with farnstone. The door is in the east bay and has a transom. The first floor currently has a wide, double window. The 4/4 windows on the second and third story have rounded tops. The elaborate projecting wooden cornice is flat and features ovolo moulding.

The front building has a shed roof which slopes away from the street. The roof of the two story back building slopes toward its alley. A chimney is located on the roof of the front building. The back building is constructed of brick overlaid by stucco. There are five windows and a door in the side elevation and a door in the rear elevation. The house has a brick, overlaid by stucco, addition to the back building built in a similar configuration.

HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 1
Statement of Significance

Address of Property: 1235 Hollins Street

Name and Mailing Address of Owner

Name: Market News LTD Partnership

Street: 13 S. Carrollton Avenue

City: Baltimore

State: Maryland

Zip Code: 21223

Telephone number (during day): Area Code (301)-539-2553

1235 Hollins Street plays a significant architectural and historical role in the Union Square Historic District. The Union Square area is a remarkably intact nineteenth century residential and commercial district which could serve as an excellent example of what American cities looked and felt like during the last century.

The Union Square neighborhood was the early site of country houses for wealthy Baltimoreans. The area remained rural until the 1830's when the B & O Railroad established its shops at Poppleton and Pratt Streets and other related industries grew up nearby. Many of the immigrants who worked in the industrial shops lived close to their jobs. The Hollins Market, founded in 1838 with its present Italianate building completed in 1864, served as a commercial magnet, as a neighborhood convenience, as an architectural model, and as a community center. In 1847, the Donnell family donated a block of land to the city for use as a park, a block which became Union Square. The Donnells then developed the adjacent land as a real estate venture. Most of the building in the streets surrounding Union Square were constructed during city-wide, pre and post Civil War building booms. Development followed the grid system laid out by Thomas Poppleton in 1818; a system in which the east/west streets were most important, with lesser houses located in the north/south streets and the alleys. Given Union Square's early developers, and its magnificent rowhouses, the nineteenth century history of the Union Square neighborhood might well serve as a paradigm for the development of the city of Baltimore.

1235 Hollins Street is constructed on land which was originally part of "Bond's Pleasant Hills," owned by Philip Rogers, a successful businessman and public servant. In 1785, he leased part of his estate to merchant Thorowgood Smith who built Willowbrook, a Palladian style estate house, on the site of the present Stuart Hill Elementary School, just west of Union Square Park. One year later in 1799, Smith was forced to sell the house and the lease on the land to John Donnell, another merchant and the husband of Smith's niece. Donnell added more of Rogers' land to his holdings and purchased other nearby land. By 1819 he owned 53 acres. He died in 1827, leaving his estate to his wife, who conveyed it to her sons in 1847. That same year she donated 3 1/2 acres to the city for a park, now Union Square Park. In 1851 John S. Donnell bought all of the interest in the land from his two brothers, and in 1864 sold the house to the Catholic Church for the House of the Good Shepard. Donnell developed some of the land himself and some he sold to others for the construction of houses.

1235 Hollins Street was one of six adjoining lots developed by Joshua Carson, a builder. Carson kept possession of the land and the house on it from 1857 until he leased both in 1867. Carson presumably rented the house to various tenants.

B-4029



B-4029
1235 Hollins Street
Block 233 Lot 016
Baltimore City
Baltimore West Quad.

